



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, OCTOBER 1, 2014

Joshua Oehler, Chairman
Kristofer Sippel, Vice Chairman

David Blaser
Carl Bloomfield
David Cavenee

Brent Mutti
Jennifer Wittmann

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona

Study Session: 5:30 p.m.
Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:30 P.M.	CALL TO ORDER STUDY SESSION	
	1. Z13-11 – Behavioral Health Hospitals - Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.3 Commercial Districts, Section 2.303 Land Use Regulations, Table 2.303 Land Use Regulations - Commercial Districts, to require a Conditional Use Permit for Hospitals; Article 2.7 Public Facility/Institutional District, Section 2.702 Land Use Regulations, Table 2.702 Land Use Regulations - Public Facility/Institutional District, to require a Conditional Use permit for Hospitals; and to amend Division 4 General Regulations, Article 4.5 Supplemental Use Regulations to provide separation requirements for hospitals from certain other uses; and to amend Division 6 Use Definitions, Article 6.1 Use Definitions to revise the definition of "Hospital" to include facilities offering behavioral health services. Jordan Feld (480) 503-6748	
	2. Z14-15-C - An amendment to the Town of Gilbert Land Development Code to amend Land Use Regulation tables in all Zoning Districts, amend development regulations and site regulations in all zoning districts, amend sign regulations and subdivision regulations. Jordan Feld (480) 503-6748	
	3. Discussion of Regular Meeting Agenda	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	4. APPROVAL OF AGENDA	

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>5. COMMUNICATIONS FROM CITIZENS</p> <p>At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.</p>	
	<p>PUBLIC HEARING (CONSENT)</p> <p>Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.</p>	
	<p>6. S14-10 - Request to approve Preliminary Plat and Open Space Plan for KB Homes for 57 home lots (Lots 1-57) on approximately 16.53 acres of real property located at the northwest corner of Recker and Ray Roads in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district. Nichole McCarty (480) 503-6747 Staff is requesting continuance to November 5, 2014</p>	Hearing; discussion; possible action by MOTION
	<p>7. S14-07 - Request to approve Preliminary Plat and Streetscape Plan for Woodbury Corporation, for 20 commercial lots on approximately 61.34 acres of real property located at 5150 E. Baseline Road in the Regional Commercial (RC) zoning district. Jordan Feld (480) 503-6748</p>	Hearing; discussion; possible action by MOTION
	<p>8. S14-09 - Request to approve a Preliminary Plat and Open Space Plan for Enclave at North Shore for 76 home lots (Lots 1-76) on approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road, in the Single Family Detached Residential (SF-D) zoning district, with a Planned Area Development (PAD) Overlay. Nichole McCarty (480) 503-6747</p>	Hearing; discussion; possible action by MOTION
	<p>9. UP14-07 - Request to approve a Conditional Use Permit for approximately 2.5 acres of real property located at 2401 E Baseline Road in the Ace Plaza to permit a Wireless Communication Facility (55' foot high monopalm) in the General Commercial (GC) zoning district with a Planned Area Development overlay. Amy Temes (480) 503-6729</p>	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>10. UP14-08 - Request to approve a Conditional Use Permit for approximately 0.01 acres of real property located at 68 S. Richard Lane, on the southeast corner of Higley and Elliot Roads, to permit a Wireless Communication Facility for Verizon Wireless (60 foot high monopine) in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay. Nichole McCarty (480) 503-6747</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>11. UP14-09 - Request to approve a Conditional Use Permit for approximately 0.87 acres of real property located north of the northwest corner of Higley Road and Chandler Heights Road to allow Vehicle Services, Light in the Neighborhood Commercial (NC) zoning district. Jordan Feld (480) 503-6748</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>12. Z14-08 - Request to rezone approximately 31.8 acres of real property generally located south of Riggs Road, west of the RWCD Canal and north of San Tan Boulevard, from approximately 31.8 acres of Single Family - 15 (SF-15) zoning district with a Planned Area Development overlay zoning district to Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district to modify minimum lot area, lot dimensions, and internal street cross-section. Nathan Williams (480) 503-6805</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>13. Z14-17 - Request to rezone approximately 13.1 acres of real property generally located north of the northeast corner of Chandler Heights Road and Val Vista Drive from Single Family-43 (SF-43) zoning district to Single Family-15 (SF-15) zoning district with a Planned Area Development Overlay zoning district to require conformance to a development plan. Jordan Feld (480) 503-6748</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>PUBLIC HEARING (NON-CONSENT)</p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.</p>	

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>14. GP14-09 - Warner Power Senior Living - Request for Minor General Plan Amendment to change the land use classification of approximately 19.67 acres of real property generally located west of the southwest corner of Power and Warner Roads from Light Industrial land use classification to General Office land use classification. Amy Temes (480) 503-6729</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>15. Z14-19 - Warner Power Senior Living - Request to rezone approximately 19.67 acres of real property generally located west of the southwest corner of Power and Warner Roads from approximately 19.67 acres of Light Industrial (LI), within a Planned Area Development overlay zoning district, to approximately 19.67 acres of General Office (GO) zoning district. Amy Temes (480) 503-6729</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>16. UP13-04 - Gilbert Town Center Apartments - Request to approve a Conditional Use Permit for approximately 13.72 acres of real property located south and east of the southeast corner of Gilbert Road and Warner Road to allow a multi-family residential use in a mixed use Regional Commercial (RC) zoning district with a Planned Area Development Overlay zoning district. Nathan Williams (480) 503-6805</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>17. Z13-08 - Gilbert Town Center Mixed Use - Request to amend Ordinances Nos. 427, 617, 725, 1287, and 1689 pertaining to the Settler's Point Planned Area Development (PAD) and the Gilbert Town Square PAD by removing from the Settler's Point PAD and Gilbert Town Square PAD approximately 25.3 acres of real property consisting of approximately 25.3 acres of Town of Gilbert Regional Commercial (RC) zoning district, all with a Planned Area Development overlay zoning district, generally located at the southeast corner of Gilbert Road and Warner Road; approving the Development Plan for the Gilbert Town Center Planned Area Development; and changing the zoning classification of said real property from 25.3 acres of Town of Gilbert Regional Commercial (RC) with a Planned Area Development overlay zoning district to 25.3 acres of Town of Gilbert Regional Commercial (RC), all with a Planned Area Development overlay zoning district, as shown on the map which is available for viewing in the Planning and Development Services Office; and to modify the development regulations of the southeast parcel (Parcel 2) as follows: eliminate building step-back requirements, decrease front and side building setbacks, increase rear building setbacks, and decrease landscape setbacks adjacent to proposed buildings. Nathan Williams (480) 503-6748</p>	<p>Hearing; discussion; possible action by MOTION</p>

TIME	AGENDA ITEM	COMMISSION ACTION
	18. Z14-15-B - An amendment to the Town of Gilbert Land Development Code to Amend Land Use Regulation Tables in all zoning districts, amend development regulations and site regulations in all zoning districts, amend sign regulations and subdivision regulations. Jordan Feld (480) 503-6748	Hearing; discussion; possible action by MOTION
	ADMINISTRATIVE ITEM	
	19. Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of September 3, 2014.	Discussion; possible action by MOTION
	COMMUNICATIONS	
	20. Report from Chairman and Members of the Commission on current events.	
	21. Report from Council Liaison	
	22. Report from Planning Services Manager on current events.	
	ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, November 5, 2014, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.

I, _____, certify
that I posted this agenda/notice at the following locations:

Gilbert Municipal Center (50 E. Civic Center Drive)
Heritage Annex (119 N. Gilbert Road)
Perry Branch Library (1965 E. Queen Creek Road)
Southeast Regional Library (775 N. Greenfield Road)

On _____, 2014